



**FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION  
PUBLIC HEARING MINUTES**

*Held virtually via Zoom*

**January 13, 2022**

**Commissioners Present:** *David Berarducci, Susan Goganian, Lynn Smiledge, and Thomas Rodde, John Karoff*

**Commissioners Absent:** *None*

**Staff Present:** *Gabriela Amore, Preservation Planner*

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A full recording of the hearing is available at: <https://www.boston.gov/historic-district/fort-point-channel-landmark-district>

There were no members of the press present.

**6:03 PM:** Chair D. Berarducci called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in this online hearing. He then called the design review hearing to order.

**I. DESIGN REVIEW HEARING**

**APP # 22.0627 FPC**

**ADDRESS: 11 SLEEPER STREET**

Applicant: Philip Marcotty

Proposed Work: Replace existing transformer and concrete pad. (Continued from 12/9/2021 Hearing)

**Project Representative:** Erin Doherty, Phillip Marcotty, and Michael Boone were the project representatives.

**Documents Presented:** Photos of existing conditions and plans of the proposed work.

**Discussion Topics:** Commissioners confirmed granite curbing will be used, and suggested adding more shrubs to help with the density of the future screening they will provide.

**Public Comment:** There was no public comment.



**S. Goganian motioned to approve the application with provisos. T. Rodde seconded the motion. The vote was 5-0 (Y: DB, LS, JK, TR, SG) (N: None) (ABS: None).**

- **Four shrubs shall be used in the plantings.**

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**APP # 22.0715 FPC**  
**ADDRESS: 300 A STREET**  
Applicant: Olivia Sherry

Proposed Work: Renew approval for previously approved signage.

**Project Representatives:** Olivia Sherry and Elizabeth Farrell were the project representatives.

**Documents Presented:** Photos of existing conditions and plans of the proposed work.

**Discussion Topics:** Commissioners felt that instituting another annual review of the window signage would be most appropriate. The applicant noted that the signage is all installed in the interior of the glass except for 2 windows where they cannot get behind the glass.

**Public Comment:** Christina Pazzanese expressed her concern over the light coming from the building. Sara McCammond noted that the upper window portion appears to be blacked out with vinyl. Elizabeth Farrell clarified that they are interior blinds, not window vinyl.

**T. Rodde motioned to approve the application with provisos. L. Smiledge seconded the motion. The vote was 5-0 (Y: DB, LS, JK, TR, SG) (N: None) (ABS: None).**

- **The proposed work is subject to annual review by the Commission.**

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**APP # 22.0743 FPC**  
**ADDRESS: 49 MELCHER STREET**  
Applicant: Courtney Hills  
Proposed Work: Replace signage at main entrance, awnings, and banner at Melcher Street and Necco Court.

**Project Representatives:** Ed Spinney and Courtney Hill were the project



representatives.

**Documents Presented:** Photos of existing conditions and plans of the proposed work.

**Discussion Topics:** Commissioners discussed the minimal alterations. The applicant stated that they will be using the existing brackets from the previous signage in their proposed work.

**Public Comment:** Joshua Johnson asked if the signage will be vinyl.

**T. Rodde motioned to approve the application as submitted. S. Goganian seconded the motion. The vote was 5-0 (Y: DB, LS, JK, TR, SG) (N: None) (ABS: None).**

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**APP # 22.0753 FPC**

**ADDRESS: 7 CHANNEL CENTER STREET**

Applicant: Diego Rico

Proposed work: Construct a new building.

**Project Representatives:** Matthew Price, Erin Doherty, and Matt Pierce were the project representatives

**Commissioner J. Karoff recused himself.**

**Documents Presented:** Photos of existing conditions and plans of the proposed work.

**Discussion Topics:** Commissioners discussed the proposed materials, and noted the setback from the street. The applicant stated that any materials that can be reused in the project from the original building will be used.

**Public Comment:** Tom Ready asked if it were possible to lower the mechanical equipment. Valerie Burns stated her support for painting the window frames green. Christina Pazzanese asked if the original Boston Wharf Company medallion will be retained. Milan Kohout of 15 Channel Center Street asked for a shadow study. Sara McCammond expressed that she felt the setback wasn't deep enough, and also inquired about lighting and the height of the proposed exhaust fan. Don Eyles asked if any of the space will be dedicated to contributing to the arts.

**T. Rodde motioned to approve the application with provisos. L. Smiledge seconded the motion. The vote was 4-0 (Y: DB, LS, TR, SG) (N: None) (ABS: None).**



- **Remand selection of window colors and other materials to a subcommittee composed of Commissioners Berarducci and Rodde**
- **The lintels shall be preserved.**

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## II. RATIFICATION OF 12/9/2021 PUBLIC HEARING MINUTES

**S. Goganian motioned to approve the administrative review items. D. Berarducci seconded the motion. The vote was 3-0 (Y: TR, SG, DB) (N: None) (ABS: None).**

## III. ADJOURNMENT: 8:00 PM

**T. Rodde motioned to adjourn the hearing. S. Goganian seconded the motion. The vote was 3-0 (Y: TR, SG, DB) (N: None) (ABS: None).**